

## **Wheaton Redevelopment Advisory Committee**

### **Meeting Summary -05/18/2010 - DRAFT**

**Members Present:** Greg Baker, Melissa Brown, Eleanor Duckett, Regina Dull, Jonathan Fink, Larysa Kurylas, Diane Lynne, Leslie McDermott, Tom Martin, Susan Petersen, and Fran Ware

**Members Absent:** Ciliny Alce, Maureen Carrington, Manny Hidalgo, Chelsea Johnson, Sara Lappano, Zoe Lefkowitz, Chris Lindsay, James Mensah, Patrick Naehu, Erin Roberts, and Dave Taghipour

**Guests:** Rick Brush of Montgomery County Dept. of Permitting Services; Sandra Tallant and Luis Estrada of Montgomery County Planning Dept.; Rachel Newhouse of Montgomery County Parks Dept.; Tameka Lucas of Wheaton Urban District Advisory Committee; Ed Murtaugh of Green Wheaton; John Echave of Blue Moon Productions; Mark Scott of Symmetra Design; Diane Cameron of Montgomery County Stormwater Partners Network; Joseph Horgan, John Jenkins, Danila Sheveiko, and Larry Silverman of Kensington Heights Civic Association; and, Robert Caggiano, individual.

**Staff Present:** Rob Klein and Pete McGinnity of Montgomery County Dept. of General Services, Office of Planning & Development

#### **Call to Order/Opening Remarks:**

- Mr. Baker, the Chair called the meeting to order at 7:07 p.m.
- Mr. Baker advised that committee member Zoe Lefkowitz' son had passed away and encouraged all to sign a sympathy card that would be forwarded to Ms. Lefkowitz on behalf of WRAC.
- Interviews for new WRAC members will likely be conducted in late June early July. Jonathan Fink, Larysa Kurylas and Fran Ware will be on the interview committee.

**WRAC Meeting Summary for April** – As a quorum was not present, the Summary of the April 20, 2011 WRAC meeting was not adopted.

**Westfield Costco** - Mr. Brush of the Department of Permitting Services (DPS) provided a brief overview of Stormwater management, addressed concerns raised about Westfield Mall's stormwater management plans for Costco, and indicated the following:

- Regulation for stormwater management is dynamic and constantly changing
- Westfield submitted a Stormwater Management Plan in January 2010
- State and subsequent County laws regarding Stormwater requirements were enhanced in March 2010, particularly with regard to stormwater quality plans that are now more vegetative than structural.
- State's new laws allowed for grandfathering, subject to certain conditions  
Westfield's Stormwater Management Plan was grandfathered as it applied for its permits prior to when the new law went into effect, and met the conditions for grandfathering stipulated in the new law.

- Grandfathering applies only to Costco structure and parking - Any other aspect of project, e.g. fueling station must meet revised standards of new law.
- Permit is in effect until May 2013 for Stormwater management plans to be implemented and Westfield has until May 2017 to complete construction of Costco
- DPS understands concerns of community; however, its responsibility is to ensure that proposed projects meet requirements as stipulated by law. Westfield met those requirements.

### **Subcommittee Reports**

Plan & Vision – Mr. Martin, Subcommittee Chair reported the following:

- Committee met with Sector Plan Workgroup and WUDAC counterparts and discussed points of disagreement, particularly zoning in transitional neighborhoods
- Committee seeks to gather additional input from WRAC in order to draft letter to County Council as it reviews the Planning Board Draft of the Wheaton Sector Plan
- Mr. Martin believes, subject to the agreement of his WUDAC co-chair, that the Sector Plan Workgroup's role is done, as its primary function was to inform the Planning Board Draft of the Wheaton Sector Plan, which has now been forwarded to the County Council for further review.

Project Review – Ms. Petersen, Subcommittee Chair reported the following:

- At its April meeting, the subcommittee met with Kensington Heights Civic Assn. (KHCA) representatives regarding Westfield's Costco project & gas station. KHVA concerns are: proximity to neighborhood, loading dock location; noise issues, and building design, i.e. exterior
- KHVA believes County's \$4million Economic Development Fund incentive should be leveraged to address community concerns. During report, WRAC learned that Council had approved the incentive but stipulated that it should include language requiring Westfield and the community to enter into productive dialogue to resolve issues of disagreement
- The Subcommittee sympathized with KVCA re: gas station concerns – if full WRAC committee concurs, the subcommittee will draft letter to be forwarded to the County Executive.
- The Subcommittee's continues to work on it's draft of Developer Guidelines and is about halfway through. 'shaping up' – halfway through

Economic Development Subcommittee – Mr. Fink, Subcommittee Chair, reported the following:

- The community and small business surveys are likely to be joint effort with the Wheaton Urban District. Marketing Manager Sidney Cooper has engaged a local firm, Nana Design, to assist in survey design and collection.
- Both Latino Economic Development Corp (LEDC) and B.F. Saul Co. have met with some of Wheaton's small businesses and surfaced concerns regarding possible adverse impacts resulting from B.F Saul's Wheaton's New Downtown project. The subcommittee has arranged for Steve Silverman, the Director of the Dept. of Economic Development, to attend the June WRAC meeting to discuss the concerns that have surfaced and identify possible solutions.

Green Wheaton – Mr. Murtaugh, on behalf of the Workgroup, reported the following:

- The group is now officially a non-profit
- Next Green Wheaton meeting will be 5/24 discussing environmental site design
- Evergreen School will have a ribbon cutting for their new rain garden on May 21
- Green Wheaton will host a ‘meet & greet’ at the All Eco Center on 6/7 to recruit board members.
- Green Wheaton will have a blog on Wheaton Patch
- Green Wheaton is considering sending a revised letter to Letter to County Council and County Executive with recommendations on how to “green” Costco.

Mr. Baker raised the issue of how the relationship between Green Wheaton and WRAC should continue, given Green Wheaton’s change in status to a non-profit organization.

**Sector Plan Recommendations** –Ms. Tallant and Mr. Estrada discussed the following:

- Changes from Staff draft to Planning Board draft were summarized: text focusing on business opportunities; whether projected job growth was limited by the Plan; Varied height limits in the Core area; and, discussion as to whether certain roads might be public or private
- Marlene Michaelson is the County Council staff member coordinating Sector Plan review by Council. M-NCPPC staff will arrange & conduct a Tour of the sector Plan area for Council Staff – just as it had for planning board staff.
- A Public Hearing by Council on the Draft Sector Plan is anticipated to be held sometime between the 2<sup>nd</sup> & 4<sup>th</sup> week in July
- Luis Estrada and Khalid Afzal are drafting Urban Design Guidelines to accompany Draft of Wheaton Sector Plan. The Guidelines will be forwarded to governmental agencies/departments (e.g. DOT, DGS, etc.) on 6/13.
- Presentations on the Design Guidelines will be given to WUDAC on 6/14 and WRAC on 6/15. Feedback/input will be put into Staff Draft comments/recommendations to the Planning Board by the end of June.
- The intent of the Planning Board is to get the design guidelines to Council as soon as possible so that they can be viewed in tandem with the Draft Sector Plan. Other locales followed this process: White Flint, Great Seneca, Twin Brook, Germantown
- Design Guidelines are advisory – not voted on by Council and serve as an advisory document to the Planning Board. The Guidelines represent a balancing act -getting some detail into plan but not too much
- Ms. Tallant suggested that WRAC might want to discuss the Sector Plan’s recommendations concerning public amenities and consider a letter to the Council advocating where public amenity dollars should be spent in Wheaton.

**Adjournment:** The meeting adjourned at 8:52 p.m.